



RECEIVED

NOV 09 2022

LOS ANGELES COUNTY CLERK

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

ALONDRA MAIDSTONE MIXED USE PROJECT

Lead Agency: City of Norwalk, Community Development Department; 12700 Norwalk Boulevard, Norwalk, CA 90650

Project Applicant: Shapell Properties, 11200 Corbin Ave, Suite 201, Porter Ranch, CA 91326

Public Review Period: Friday, November 11, 2022 to Wednesday, November 30, 2022

Project Location: 11600 Alondra Boulevard, City of Norwalk, CA 90650

Description: The project applicant proposes to redevelop an 8.06-acre property into a mixed-use development composed of 209-dwelling units and 3,056 square feet of flex commercial space fronting Alondra Boulevard. The proposed density would be 25.93 dwelling units per acre (du/ac). Amenities include a pool area, leasing office/clubhouse, spa, and landscaped outdoor areas. The project proposes 410 on-site parking spaces, including 134 one car garages, 72 carpools, and 204 open guest parking spaces. The multi-family units would be clustered into 11 separate buildings, primarily three-stories in height, with portions of the buildings limited to two stories.

Environmental Review Information: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines of the City of Norwalk, a Mitigated Negative Declaration (MND) has been prepared for the proposed project. The public comment period for the Mitigated Negative Declaration will begin on **November 11, 2022** and end on **November 30, 2022**. Pursuant to the State of California Public Resources Code and the CEQA Guidelines of the City of Norwalk, this notice is to advise you that the City intends to adopt a Mitigated Negative Declaration for the project described above. A public hearing date will be scheduled and noticed separately.

Public Review/Comment: Interested persons are invited to review the MND at: <https://norwalkcon.com/rep/article/alondra-blvd-maidstone-ave-mixed-use-development-project>. Copies of the MND are available for review at (physical locations during normal business hours):

City of Norwalk
Community Development, Room 12
Norwalk, CA 90650

Norwalk Library
12350 Imperial Highway
Norwalk CA, 90650

The City will accept written comments regarding the MND and this notice through the close of business on **November 30, 2022**. Please send your written comments to Manraj Bhatia, PhD, AICP, Senior Planner, Community Development Department, Room 12, 12700 Norwalk Boulevard, Norwalk, CA 90650 or by email to MBhatia@norwalkca.gov.

More Information: Questions concerning the matter should be directed to Manraj Bhatia, PhD, AICP, Senior Planner at (562) 929-5710 or MBhatia@norwalkca.gov.

Dated this 9th day of November 2022.

Theresa Devoy, CMC
City Clerk